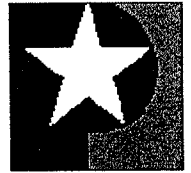


City of Holyoke



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
434	440	HIGH ST, HOLYOKE

OWNERSHIP

Owner 1:	IGLESIA BAUTISTA RENOVACION
Owner 2:	DE SPRINGFIELD, MASSACHUSETTS,
Owner 3:	USA (FLY CHRISTIAN BIBLICAL CHURCH)
Street 1:	18 SALEM ST
Street 2:	
Twn/City:	SPRINGFIELD
St/Prov:	MA Cntry
Own Occ:	N
Postal:	01105 Type:

PREVIOUS OWNER

Owner 1:	IGLESIA BAUTISTA RENOVACION -
Owner 2:	DE SPRINGFIELD, MASSACHUSETTS, -
Street 1:	18 SALEM ST
Twn/City:	SPRINGFIELD
St/Prov:	MA Cntry
Postal:	01105

NARRATIVE DESCRIPTION

This Parcel contains .139 ACRES of land mainly classified as CULTRAL with a(n) CHURCH/SYN Building Built about 1895, Having Primarily STUCCO Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	BC	BC	100	U	1	PUBLIC
o				t		
n				l		
Census:		8117		Exmpt		
Flood Haz:		NONE				
D				Topo	1	LEVEL
s				Street		
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
369	257,400	1,600	0.139	23,200	282,200	
Total Card		257,400	1,600	0.139	23,200	282,200
Total Parcel		257,400	1,600	0.139	23,200	282,200
Source:		Market Adj Cost	Total Value per SQ unit /Card:		47.03 /Parcel: 47.03	

Legal Description	User Acct
	GIS Ref
	GIS Ref
	Insp Date
	08/18/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	369	FV	257,400	1600	.139	23,200	282,200	282,200	Year End Roll	3/5/2015
2014	369	FV	257,400	1600	.139	23,200	282,200	282,200	Year End	2/20/2014
2013	906	FV	252,300	1800	.139	22,700	276,800	276,800		9/25/2012
2012	906	FV	257,400	1800	.139	23,200	282,400	282,400		2/10/2012
2011	906	FV	257,400	1800	.139	23,200	282,400	282,400	Year End Roll	1/18/2011
2010	906	FV	257,400	1800	.139	23,200	282,400	282,400	Year End	2/23/2010
2010	906	PC	210,400	1700	.139	23,000	235,100	235,100	PRIOR TO 2010 CALC C	3/2/2009
2009	906	FV	210,400	1700	.139	23,000	235,100	235,100	2009 COMMITMENT	1/13/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
IGLESIA BAUTIST	16010-584	QC	6/28/2006	INVOLV CHARI	87500	No	No			
EPSTEIN,A. WILL	12957-494	QC	2/20/2003	FAMILY		1	No			
WEISS SELMA EST	12957-489	EXEC	2/20/2003	PART INTERES		1	No			
ANA KRIEGER	7784-424		8/20/1991	FAMILY	65556	No	No		28-3-7 + 132-0-6	
	3763-0145		2/6/1963			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/29/2007	BP-2007-467	MANUAL						TURN EXISTING SPAC
8/24/2001	BP2001-361	REPAIRS		0				RENOVATIONS
6/8/2001	BP2001-209	YARD ITE	175	0				Install sign

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2008	MEAS+INSPCTD	242	ANTHONY DULU
6/11/2002	MEAS+INSPCTD	242	ANTHONY DULU
11/4/1997	CHG@HEARING	102	
1/25/1994	MEAS+INSPCTD	107	

Sign: \_\_\_\_\_

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	% Infl 2	% Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
369	CULTRAL		6040		SQUARE FESITE			0	1.1	3.485	C4							23,153						23,200	

Total AC/HA:	0.13866	Total SF/SM:	6040.03	Parcel LUC:	369	CULTRAL	Prime NB Desc:	COMM FR
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Total:	23,153	Spl Credit:		Total:	23,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

apro

2016

PRINT

Date	Time
06/03/15	14:07:31

LAST REV

Date	Time
06/04/13	08:59:37

brunelle  
1022

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	11
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

**EXTERIOR INFORMATION**

Type:	46 - CHURCH/SYN
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	3 - BRICK
Frame:	1 - WOOD
Prime Wall:	6 - STUCCO
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

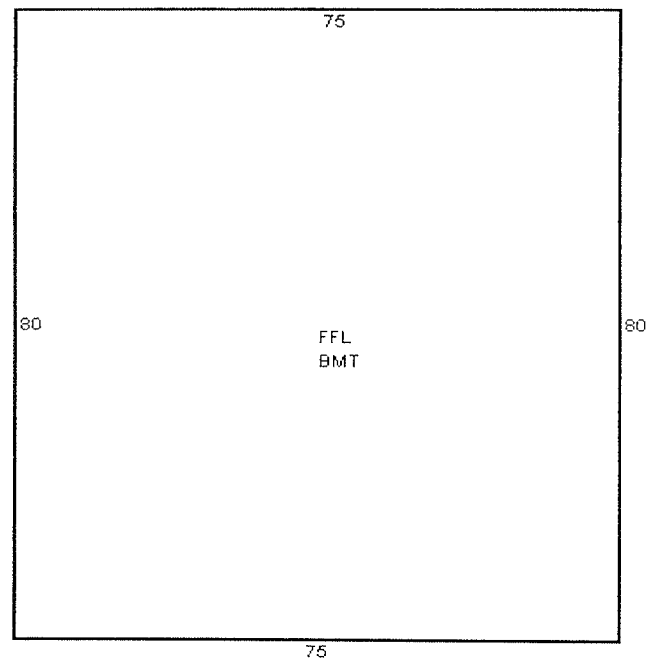
**BATH FEATURES**

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	2 Rating: AVERAGE
A HBth:	Rating:
OthrFix:	3 Rating: AVERAGE

**COMMENTS**

STAR REST + BAR ABS 6-491.

**SKETCH**



**GENERAL INFORMATION**

Grade:	D - FAIR
Year Blt:	1895 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

**OTHER FEATURES**

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

**RESIDENTIAL GRID**

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: BRs: Baths: HB	2

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	14 - ASPHL TIL 50%
Bsmnt Fir:	
Bsmnt Gar:	
Electric:	2 - 200 AMP CB
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	5 - STEAM
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	50 % Sprinkled:

**DEPRECIATION**

Phys Cond:	AV - Average	35 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35 %

**CALC SUMMARY**

Basic \$ / SQ:	76.00
Size Adj.:	1.06250000
Const Adj.:	0.85724449
Adj \$ / SQ:	69.223
Other Features:	14600
Grade Factor:	0.77
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	396038
Depreciation:	138613
Depreciated Total:	257424

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				AvRate:
Ind.Val				
Juris. Factor:				Val/Su Fin: 42.90
Special Features:	0			Val/Su Net: 21.45
Final Total:	257400			Val/Su SzAd: 42.90

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	6,000	13.840	83,067
FFL	1ST FLOOR	6,000	69.220	415,335

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area:	12,000	Total:	498,402
Size Ad	6000	Gross Area	12000
		FinArea	6000

**PEC FEATURES/YARD ITEMS**

Code	Description	A - Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	SIGN-ILU	D Y	1	20x2	A	AV	2007	49.84	T	20	369			1,600			1,600

M B P 011-04-008

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N
Total Yard Items:	1,600
Total Special Features:	
Total:	1,600